

Municipal Clerk
Atlanta, Georgia

04-0 -1833

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-86
Date Filed: 7-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **845 Delmar Avenue, S.E.** be changed the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 22, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

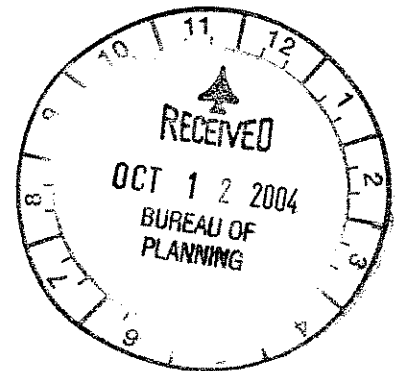
Legal Description of 845 Delmar Avenue

All that tract or parcel of Land Lot 22 of 14th District, City of Atlanta, Fulton County, GA.

More particularly described as:

From the Southwestern Intersection of Delmar Avenue and Ormewood Terrace. A distance of 220' along the Southern Right-of-Way Delmar Avenue to the point of beginning. From the point of beginning along a bearing S 00°10'28" W a distance of 437.12' to a point. Thence N 85°14'41" W a distance of 570.37' to a point. Thence along the Right of Way for the Atlanta & West Point Railroad along an arc with a radius of 2900.61' and with a chord bearing N 19°41'10" E for a distance of 403.2' along said arc to a point. Thence N 17°26'15" E a distance of 54.09' to a point. Thence along an arc with a radius of 6650.22' and a chord bearing N 19°31'20" W for a distance of 296.54' to a point. Thence S 09°48'41" E a distance of 276.86' to a point. Thence N 88°09'28" E a distance of 102.0' to a point at the Northwestern intersection of Delmar Avenue and Delmar Court. Thence along Western edge of the Right of Way of Delmar Court (across former Right of Way of Delmar Avenue) along a bearing S 01°23'07" E a distance of 53.18' to a point. Thence W 88°36'53" E along Southern right of way of Delmar Avenue a distance of 168.01' back to the point of beginning.

Said parcel encompassing 5.4 acres.



2-04-06